

088.0

0002

0006.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,700 / 904,700

USE VALUE:

904,700 / 904,700

ASSESSED:

904,700 / 904,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		WOODSIDE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FREEDMAN SARA R	
Owner 2: DELLOVO ANTHONY J	
Owner 3:	

Street 1: 85 WOODSIDE LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: ADAMO ROSE MARIE -
Owner 2: -

Street 1: 85 WOODSIDE LANE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .221 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2897 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
8/22/2019 1287 Heat App 13,248 C

ACTIVITY INFORMATION
Date Result By Name
11/30/2018 Inspected PH Patrick H
11/8/2018 MEAS&NOTICE BS Barbara S
2/8/2018 SQ Returned EMK Ellen K
12/9/2008 Meas/Inspect 163 PATRIOT
1/27/2000 Mailer Sent
1/27/2000 Measured 197 PATRIOT
12/1/1981 CS

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class % Land Code
101 One Family 9630 Sq. Ft. Site 0 70. 0.745 496,232 496,200

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description
101 9630.000 400,600 7,900 496,200 904,700
Total Card 0.221 400,600 7,900 496,200 904,700 Entered Lot Size
Total Parcel 0.221 400,600 7,900 496,200 904,700 Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 312.31 /Parcel: 312.31 Land Unit Type:

PREVIOUS ASSESSMENT
Parcel ID 088.0-0002-0006.0
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022 101 FV 400,600 7900 9,630 496,200 904,700 Year end 12/23/2021
2021 101 FV 386,500 7900 9,630 496,200 890,600 Year End Roll 12/10/2020
2020 101 FV 386,500 7900 9,630 496,200 890,600 Year End Roll 12/18/2019
2019 101 FV 282,900 8200 9,630 503,300 794,400 794,400 Year End Roll 1/3/2019
2018 101 FV 282,900 8200 9,630 375,700 666,800 666,800 Year End Roll 12/20/2017
2017 101 FV 282,900 8200 9,630 340,300 631,400 631,400 Year End Roll 1/3/2017
2016 101 FV 282,900 8200 9,630 326,100 617,200 617,200 Year End 1/4/2016
2015 101 FV 281,600 8600 9,630 276,500 566,700 566,700 Year End Roll 12/11/2014

PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
ADAMO ROSE MARI 1503-91 1/26/2017 Family 800,000 No No 8
WALKER RICHARD/ 1238-179 6/28/2001 545,000 No No
SPERO DAVID J/E 1160-156 8/28/1996 317,000 No No Y

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
7/6/2018 916 Redo Kit 20,000 C

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 19 - Ranch				Full Bath: 2	Rating: Good																	
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 8 - Brick Veneer	15 %			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																	
Color: GRAY				A Kits:	Rating:																	
View / Desir:				Frpl: 2	Rating: Good																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)				CONDOS INFORMATION																		
Year Blt: 1960	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wal	6 - Average			Functional:	%	Interior:		1	7	4												
Sec Int Wall:		%		Economic:	%	Additions:																
Partition: T - Typical				Special:	%	Kitchen:																
Prim Floors: 4 - Carpet				Override:	%	Baths:																
Sec Floors:		%		Total:	18.6 %	Plumbing:																
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 100.00		Heating:		Totals	1	7	4											
Bsmnt Gar:				Size Adj.: 1.33181810		General:																
Electric: 3 - Typical				Const Adj.: 1.00450003																		
Insulation: 2 - Typical				Adj \$ / SQ: 133.781																		
Int vs Ext:				Other Features: 132500																		
Heat Fuel: 2 - Gas				Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 492175																		
% Com Wal	% Sprinkled			Depreciation: 91544																		
				Depreciated Total: 400630																		
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																
Make:				Juris. Factor:		Before Depr:	147.16															
Model:				Special Features: 0		Val/Su Net:	123.79															
Serial #:				Final Total: 400600		Val/Su SzAd:	260.13															
Year:																						
Color:																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 088.0-0002-0006.0				PARCEL ID 088.0-0002-0006.0				IMAGE				AssessPro Patriot Properties, Inc						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1985	18.09	T	27.2	101			6,700		6,700					
A2	WOOD SHD	D	Y	1	12X20	A	AV	1985	6.83	T	27.2	101			1,200		1,200					
More: N					Total Yard Items:	7,900	Total Special Features:		Total:						7,900							